

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF 528 MASSACHUSETTS AVENUE
AND 158 WEST SPRINGFIELD STREET IN THE SOUTH END URBAN
RENEWAL AREA, PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state, and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, the Chester Square Housing Corporation has presented a proposal for the redevelopment of 528 Massachusetts Avenue and 158 West Springfield Street in the Project Area;

NOW THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Chester Square Housing Corporation be and hereby is tentatively designated as Redeveloper of 528 Massachusetts Avenue and 158 West Springfield Street in the South End Urban Renewal Area, subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended; and
 - (c) Submission within ninety (90) days, in a form satisfactory to the Authority, of:
 - (i) Evidence of the availability of necessary equity funds;
 - (ii) Evidence of firm financing commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications.
2. That the disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
3. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-6004).

MEMORANDUM

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TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: South End Urban Renewal Area, Mass. R-56
Tentative Designation of Redeveloper / 528 Massachusetts Avenue

SEP 30 1971

SUMMARY: This memorandum requests (1) the tentative designation of the Chester Square Housing Corporation as redeveloper of 528 Massachusetts Avenue and 158 West Springfield Street; and (2) that the Authority authorize the Chester Square Housing Corporation to enter upon the above-mentioned Authority-owned premises to prevent further deterioration and to prepare the building for renovation.

The Chester Square Housing Corporation has expressed an interest in rehabilitating 528 Massachusetts Avenue and 158 West Springfield Street (all one building) in the South End Urban Renewal Area.

Mr. Nick Ferren, 174 West Brookline Street, and Miss Betty Gibson, 530 Massachusetts Avenue, are the president and treasurer, respectively, of the Chester Square Housing Corporation. This organization was formed in order to help make Chester Square a desirable location for middle income families by providing rehabilitated dwelling units for that market.

Their proposal calls for the rehabilitation of thirteen dwelling units, including two studio apartments, two efficiencies, four one-bedrooms, four two-bedrooms, and one three-bedroom.

The cost of the rehabilitation is expected to be approximately \$200,000 and the redeveloper, upon tentative designation, plans to obtain a firm financing commitment from the Massachusetts Housing Finance Agency.

It will, however, be some weeks before the Authority will be able to authorize the conveyance of the properties to the Chester Square Housing Corporation.

There is grave danger that the building at 158 West Springfield Street may deteriorate to a degree that would make rehabilitation impossible. For this reason I am requesting that the Chester Square Housing Corporation and/or its contractor be permitted to enter the building for the purpose of removing debris, making repairs and generally preparing the property for renovation and construction.

Should permission be granted, certificates of insurance satisfactory to the Authority and a hold harmless letter from the contractor indemnifying the Authority from any loss or damage which might be suffered by the Authority or its employees will be provided to the Authority.

I therefore recommend that the Authority tentatively designate the Chester Square Housing Corporation as redeveloper of 528 Massachusetts Avenue and 158 West Springfield Street, and grant permission to the Chester Square Housing Corporation to enter upon the aforementioned premises.

An appropriate resolution is attached.

4. That the Chester Square Housing Corporation is hereby authorized to enter upon Authority-owned premises at 158 West Springfield Street in the South End Urban Renewal Area to prevent further deterioration and to prepare said property for renovation, subject to submission of evidence of adequate insurance, a hold harmless letter, and such additional requirements as may be established by the Director.

